090.0	0005	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,300 /	770,300
					USE VALUE:	770,300 /	770,300
					ASSESSED:	770,300 /	770,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
76		CHARLES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROSEN JACOB & SUSANNE
Owner 2:	
Owner 3:	
Street 1:	76 CHARLES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GAUDET JOSEPH W & ANNE C -
Owner 2:	-
Street 1:	76 CHARLES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,933 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1956 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3933.000	393,700		376,600	770,300
Total Card	0.090	393,700		376,600	770,300
Total Parcel	0.090	393,700		376,600	770,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.81 | /Parcel: 393.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 58083

GIS Ref

GIS Ref

Insp Date 11/09/18

!7344!

PREVIOUS ASSESSMENT

Parcel ID 090.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,800	0	3,933.	376,600	770,400	770,400	Year End Roll	12/18/2019
2019	101	FV	300,300	0	3,933.	382,000	682,300	682,300	Year End Roll	1/3/2019
2018	101	FV	300,300	0	3,933.	285,100	585,400	585,400	Year End Roll	12/20/2017
2017	101	FV	228,400	0	3,933.	258,200	486,600	486,600	Year End Roll	1/3/2017
2016	101	FV	228,400	0	3,933.	247,500	475,900	475,900	Year End	1/4/2016
2015	101	FV	215,500	0	3,933.	209,800	425,300	425,300	Year End Roll	12/11/2014
2014	101	FV	215,500	0	3,933.	199,100	414,600	414,600	Year End Roll	12/16/2013
2013	101	FV	215,500	0	3,933.	189,400	404,900	404,900		12/13/2012

PRINT

Date	Time
12/10/20	21:59:30

LAST REV

Date	Time
07/31/19	10:44:40

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7344

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAUDET JOSEPH W	65530-543		6/12/2015	Mult Lots	622,000	No	No		
	7843-490		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	58083
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2019	85	Insulate	6,455	C				
10/12/2016	1232	Addition	205,000	O				ADD MASTR SUITE
4/14/2015	327	Re-Roof	4,500					Re-roof. Go over o

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
12/30/2008	Meas/Inspect	294	PATRIOT
3/15/2000	Inspected	264	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3933		Sq. Ft.	Site		0	70.	1.37	5									376,594						376,600	

Total AC/HA: 0.09029 | Total SF/SM: 3933 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 376,594 | Spl Credit | Total: 376,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18680978
Const Adj.:	0.98990101
Adj $ / SQ:	146.853
Other Features:	105000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441405
Depreciation:	47672
Depreciated Total:	393733

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

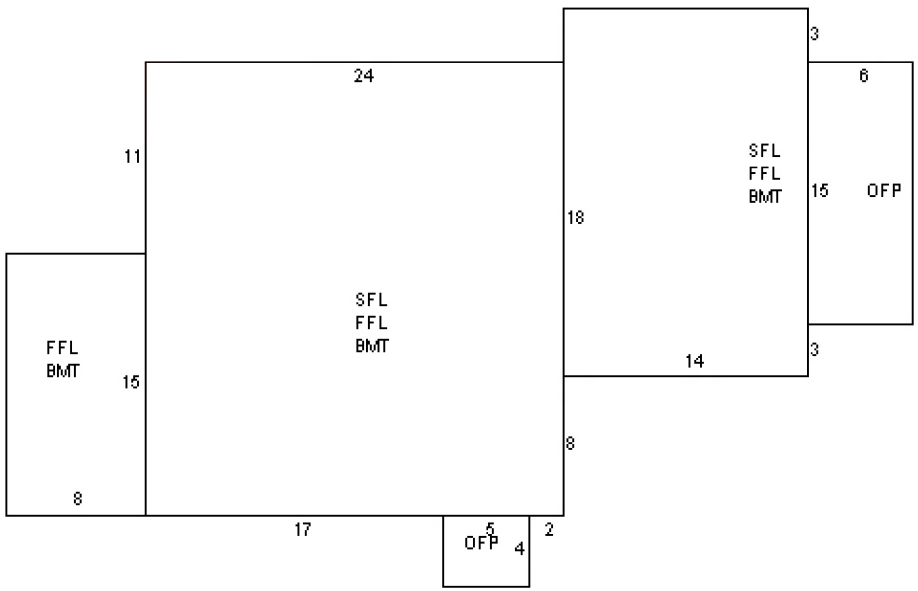
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,038	44.060	45,730
FFL	First Floor	1,038	146.850	152,433
SFL	Second Floor	918	146.850	134,811
OFP	Open Porch	110	31.180	3,430
	Net Sketched Area:	3,104	Total:	336,404
Size Ad	1956	Gross Are	3104	FinArea 1956

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.85
Special Features:	0	Val/Su Net:	126.84
Final Total:	393700	Val/Su SzAd	201.28

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: